

22-014AFDP – MOBILITY HUB – DUBLIN RECREATION CENTER

Summary

Review and approval for the construction of a mobility hub located on a 56.81-acre site.

Site Location

North of the intersection of Coffman Park Drive and Post Road.

Zoning

PUD: Planned Unit Development District (Coffman Park Master Development Plan)

Property Owner

City of Dublin

Applicant

J.M. Rayburn, City of Dublin

Consultant/Representative

Justin Robbins, HDR Engineering

Applicable Land Use Regulations

Zoning Code Section 153.050

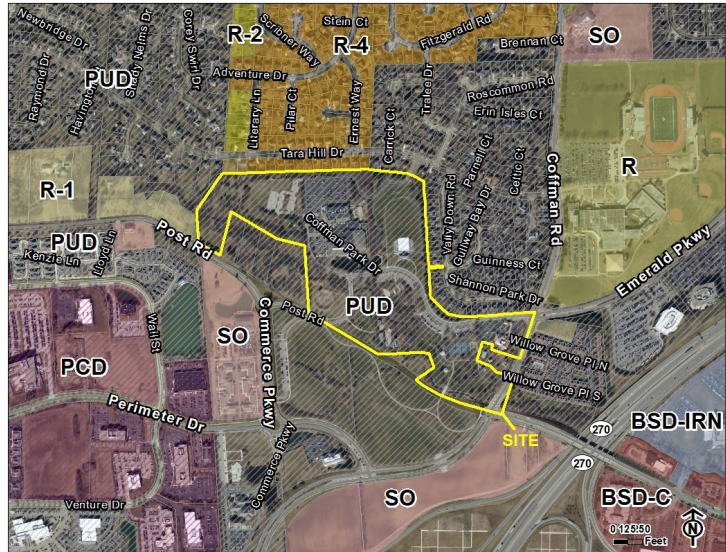
Case Manager

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Next Steps

Upon approval of the Amended Final Development Plan, the applicant may file for Building Permits and Permanent Sign Permits.

Zoning Map



1. Context Map



2. Overview

Background

The site is located within the Coffman Park Planned Unit Development District. Coffman Park contains the Dublin Community Recreation Center (DCRC), the City of Dublin Development Building, the Coffman Homestead, and various Dublin bikeways. The City was awarded an AARP Grant in 2021 to construct a mobility hub, which is proposed to be located north of the DCRC just west of the two bocce ball courts. Mobility hubs co-locate at least two modes of transportation addressing first mile and last mile connectivity. In this instance, the mobility hub accommodates the existing Dublin Connector shuttle service and a future bike share program.

Original plans for the DCRC were approved as part of a Final Development Plan (FDP) in August 1994. In June 1998, the Planning and Zoning Commission (PZC) approved a two-story, 40,000-square-foot expansion including a black box theater, community hall, senior area, offices, and an additional arts, game, and teen space to an existing recreation center. Finally, in May 2005, the PZC approved two bocce ball courts that were added at the northeast corner of the DCRC.

Case History

On May 3, 2021 and June 15, 2021, the Public Services Committee considered and expressed support for a mobility hub located at the DCRC.

Subsequently, Council approved Resolution 57-21 to enter into an Agreement with AARP Ohio and accept funding from the 2021 AARP Community Challenge Grant Program. In coordination with the City's CIP, the mobility hub is fully funded, as presented.

On December 8, 2021, PZC provided non-binding feedback on the mobility hub's conceptual design. Members of the Commission encouraged a contemporary, sustainable structure clad with natural materials.

Site Characteristics

Natural Features

The site is partially developed with vegetation around the border and denser foliage in the northwest corner. There is a stream running through the southern portion of the site.

Surrounding Land Use and Development Character

North: R-4: Suburban Residential District (Residential)

East: PUD: Planned Unit Development District – Shannon Village – Shannon Park (Residential)

South: PUD: Planned Unit Development District (Parks and Open Space)

West: PUD: Planned Unit Development District – Hemingway West (Residential)

Road, Pedestrian and Bike Network

The site has frontage on Post Road (±406 feet) and Emerald Parkway (±760 feet). Vehicular access is provided from Post Road to the south, Tara Hill Drive to the north and Emerald Parkway to the east. Pedestrian access is provided along each of these roads. Additionally, there is an extensive network of sidewalks and bike paths throughout Coffman Park.

Utilities

The site is served by public utilities including sanitary sewer, storm sewers, and water infrastructure.

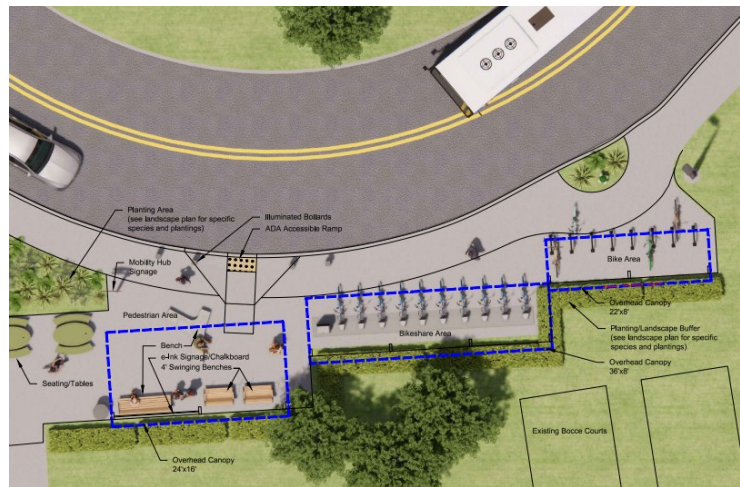
Proposal

This is a request for approval of an AFDP with Minor Text Modification to permit a mobility hub including three canopies, a mobility kiosk, and various bike parking elements. Additionally, the mobility hub will feature the Dublin Connector shuttle service which will be a ride pick-up destination.

The proposed mobility hub shelter and associated facilities are proposed to be located on the north facing façade of the DCRC directly adjacent to the senior lounge and bocce courts

The mobility hub is 1,858-square-feet in size which includes:

- 1) A 317-square-foot main mobility canopy;
- 2) Two additional canopies over the relocated bike racks (157-square-feet) and CoGo bike share station (300-square-feet) which will contain 11 docks;
- 3) Amenities including bench seating, picnic tables, a mobility kiosk, bike repair station, WiFi, lighting, illuminated bollards, landscaping, and a heating element for the main shelter;
- 4) Associated mobility hub iconography, branding, and wayfinding.



Mobility Hub - Site Plan



Mobility Hub Rendering

Design Details

To accommodate the mobility hub, removal of various hardscapes including curbs, sidewalks, and asphalt is proposed. The existing bicycle racks will be removed and replaced. Additionally, the project will ensure that all sidewalks and curbs are ADA compliant. The existing fire hydrant, light pole, and ADA compliant sidewalks will not be disturbed.

The main canopy of the mobility hub is proposed to be a Ceás Poli-5000 Super-Durable TGIC powder coated steel frame slate colored cantilever with Hem Fir No. 1 wood cladding with bronze standing seam metal roof. All three canopies will coordinate in their design, materials, and colors to match the main mobility hub canopy. The canopies meet the maximum height requirements of 18 feet for accessory structures defined in Code, with the main mobility hub at 12-feet and 6-inches in height and the bike canopies at 11-feet and 6-inches in height.

The main canopy is proposed to incorporate a chalkboard placemaking element adjacent to the mobility kiosk with the intent to present opportunities to engage mobility hub users in art, a place to share ideas, or respond to prompts on the kiosk. Other features include a bench seating, a bench swing, a mobility kiosk, an AARP commemorative plaque, a double overhead heaters, and tempered glass windbreak partition walls.

Lighting for the mobility hub is proposed on the underside of all three canopies and within the proposed bollards in the pedestrian loading zone. The illumination and height of the bollards meet the requirements of the Dublin Zoning Code. The photometric plan confirms the proposed mobility hub meets the 0.0 footcandles at 10 feet beyond the property line requirement in Code. The applicant should continue to work with Staff to ensure the proposed canopy lighting is flush mounted and contains flat lenses to prevent glare on adjacent areas per Code requirements.

Landscaping

The applicant is proposing 681-square-feet of various landscape additions including tree, shrubs, and ground cover plantings. Due to the nature of constructing a mobility hub, 1,170-square-feet of landscaping is proposed to be removed with the intent of replacing a significant amount of landscaping post construction. Existing landscaping to be removed includes grass, shrubs, and mulched areas. Existing trees will not be removed or harmed during the construction process.

Proposed planting additions include Apple Serviceberry, Dark Green Arborvitae, Glossy Abelia, Liliturf, Chocolate Chip Bugleweed, Pennsylvania Sedge, and Turf Grass. Similar to existing conditions, the formation of the Dark Green Arborvitae will help to define the mobility hub space while providing separation from the existing bocce ball court area which is proposed to become an active recreation space in the future. The remaining shrubs and ground cover plantings will be featured in two planting islands to the immediate northwest and east side of the mobility hubs, which will help to further define the mobility hub boundaries.

Staff is concerned regarding some of the plant species chosen including the Dark Green Arborvitae and the Apple Serviceberry. The Dark Green Arborvitae tends to grow very tall. Staff recommends substituting Taxus in shaded areas and Mr. Bowling Bowl Arborvitae in sunny areas. Staff recommends Sweetbay Magnolia or Royal Raindrops Crabapple in place of the proposed Serviceberry's. Lastly, Staff recommends that the applicant continue to work with Staff to finalize the landscape plan.

Wayfinding and Branding

An 11-foot pole with mobility hub iconography is proposed in front of the mobility hub. The pole contains multiple projecting elements which identify the mobility hub, mobility modes offered,

and the Dublin Community Recreation Center. This iconography pole is located on the interior of the site at least 300 feet away from adjacent properties and is not visible from a public right-of-way, and therefore does not meet the definition of a sign. The iconography pole does not directly orient itself to the exterior façade of the Dublin Community Rec Center or structure. Staff recommends that the applicant and consultant continue to work with Staff on finalizing the design of the iconography details. Staff recommends a plaque commemorating AARP's sponsorship in lieu of pole mounted signs.

The mobility hub will contain a 7.46-square-foot Connectpoint mobility kiosk which will convey traveler information on a 42-inch digital e-ink display screen. The kiosk is capable of many features including visual mapping and real-time departure information. While the sign may not be visible from a public right-of-way or adjacent property, the mobility kiosk meets the definition of a changeable copy sign in the Sign Code due to its digital display conveying information which is affixed to a permanent canopy structure. Changeable copy signs are prohibited in the Sign Code, with the exception for gasoline station price signs and drive-thru menu board signs. A Minor Text Modification is proposed to permit a digital changeable copy sign for the DCRC mobility hub.

Stormwater and Utilities

The proposed changes for the mobility hub do not exceed 2,000-square-feet and therefore do not trigger stormwater management requirements. Utilities within the immediate project area do not present any conflicts. Underground conduits will be extended into the building to feed a future solar panel addition to the mobility hub. While solar panels will not be initially included within this project scope, Staff worked to incorporate the necessary conduit for the future addition of a solar array.

Minor Text Modification

A Minor Text Modification is required to permit a digital changeable copy sign.

3. Criteria Analysis

Minor Text Modification [§153.053(E)(2)(b)(4)(b)]

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request. To modify the development text; under Coffman Park Master Development Plan, subsection Coffman Park Master Plan Elements: Community Recreation Center Element shall be permitted one digital changeable copy sign for the Dublin Community Recreation Center Mobility Hub in accordance with the following:

- 1) The sign is located on the property to which it refers;
- 2) The sign is not visible from the public right-of-way and adjacent properties; and,
- 3) The sign does not exceed 8-square-feet in size.

Criteria met. The proposed text modification does retain consistency with the recommendations of the Community Plan and allows the development to operate in an orderly and efficient manner. Digital changeable copy signs represent technological advancement which presents clearer, updated transportation information instantly. The digital changeable copy sign is equal or higher quality to what is permitted within the City of Dublin Sign Code.

Amended Final Development Plan §153.055(B)

- 1) *The plan conforms in all pertinent respects to the approved preliminary development plan.*

Criteria Met with Conditions. The proposed AFDP conforms to the approved Preliminary Development Plan for the site. The applicant will be required to continue to work with Staff on finalizing the location of canopy lighting, signage, and landscaping species.

- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.*

Criteria Met. The proposed AFDP provides adequate safe and efficient pedestrian and vehicular circulations within the site and adjacent properties. A Traffic Maintenance Plan has been provided to ensure safety and smooth circulation during the mobility hub construction.

- 3) *The development has adequate public services and open spaces.*

Not Applicable. No modifications to public services or open spaces are proposed.

- 4) *The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.*

Not Applicable. Modifications to the AFDP do not affect the natural characteristics of the site. There are modifications to existing landscaping, but are not original to the site prior to the development of the DCRC.

- 5) *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.*

Criteria Met with Condition. The Coffman Park Master Development Plan text defers to the Standard Zoning Code for lighting requirements. The proposed mobility hub bollard lighting meets the requirements of Code regarding wattage, height, and design. The canopy lighting generally meets the requirements of Code, but the applicant and consultant should continue to work with Staff on flush mounting the canopy lighting to minimize glare.

- 6) *The proposed signs are coordinated within the PUD and with adjacent development.*
Criteria Met with Condition. The proposed signage either meets or does not meet the Sign definition in the Dublin Zoning Code. The applicant should continue to work with staff on finalizing the design and placement of all proposed mobility hub iconography, branding, wayfinding, and the digital changeable copy sign.
- 7) *The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.*
Criteria Met. The landscape plan adequately enhances the DCRC, the proposed mobility hub, and site. The plant species are appropriate for the site, existing buildings, and the Ohio climate. All existing trees will be maintained with the addition of three new trees.
- 8) *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity which may have jurisdiction over such matters.*
Criteria Met. The proposed modifications of the proposed mobility hub site total 1,858-square-feet of improvements which do not trigger stormwater management. Although, a full stormwater feasibility analysis has been provided.
- 9) *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.*
Criteria Met. The proposed project will be completed in its entirety, with the exception that the mobility hub solar array and wayfinding signage components related to the propose bike loop system will need to return to the Commission for an AFDP for approval at a later date.
- 10) *The proposed development is compliant with other laws and regulations.*
Criteria Met. The proposed mobility hub and its components meet applicable laws and regulations.

4. Recommendation

The proposed **Minor Text Modification** is consistent with all applicable review criteria.

Approval is recommended for the following item:

1) To modify the development text; under Coffman Park Master Development Plan, subsection Coffman Park Master Plan Elements: Community Recreation Center Element shall be permitted one digital changeable copy sign for the Dublin Community Recreation Center Mobility Hub in accordance with the following:

- 1) The sign is located on the property to which it refers;
- 2) The sign is not visible from the public right-of-way and adjacent properties; and,
- 3) The sign does not exceed 8-square-feet in size.

The proposed **Amended Final Development Plan** is consistent with all applicable review criteria. Planning recommends **Approval** with the following conditions:

- 1) That the applicant continue to work with Staff on all canopy lighting to meet the flush mounting requirement or the lighting is positioned behind the purlins to minimize glare, subject to Staff review and approval;
- 2) That the applicant will continue to work with Staff on finalizing all three canopy locations and the relocation of the existing utilities within the disturbed area to the satisfaction of the City Engineer;
- 3) That the applicant continue to work with Staff to finalize all plant species and submit a finalized landscape plan, subject to Staff review and approval;
- 4) That the applicant continue to work with Staff to finalize all mobility hub sign-like features regarding design and colors;
- 5) That the applicant and consultant apply for Building Permits and Permanent Sign Permits through Building Standards prior to construction.